

[Date]

[Borrower Name]
[Borrower Address]
[City, State, Zip]

RE: Commitment Letter for Syndicated Commercial Real Estate Loan

Dear [Borrower Contact Name],

[Lead Administrative Agent Bank Name] ("Administrative Agent") and the participating lenders (collectively, the "Lenders") are pleased to advise you that they have approved your request for a syndicated commercial real estate loan (the "Loan") subject to the terms and conditions set forth below:

- 1. BORROWER:** [Borrower Legal Name]
- 2. ADMINISTRATIVE AGENT:** [Bank Name]
- 3. LOAN AMOUNT:** \$[Amount] (The "Commitment")
- 4. PURPOSE:** To provide financing for the [Acquisition/Construction/Refinancing] of the commercial property located at [Property Address] (the "Property").
- 5. LOAN TYPE:** Syndicated Senior Secured Term Loan.
- 6. INTEREST RATE:** [Base Rate, e.g., Adjusted Term SOFR] plus a margin of [Percentage]% per annum.
- 7. MATURITY DATE:** [Number] months from the closing date.
- 8. REPAYMENT:** [E.g., Monthly interest-only payments with a balloon payment at maturity / Monthly principal and interest based on a [Number]-year amortization].
- 9. COLLATERAL:** A first-priority mortgage/deed of trust on the Property, an assignment of all rents and leases, and a security interest in all related personal property.
- 10. GUARANTY:** The Loan shall be [Non-Recourse / Recourse / Limited Recourse] and guaranteed by [Guarantor Name(s)].
- 11. FEES:**
 - Origination Fee: [Percentage]% of the Loan Amount.
 - Agency Fee: \$[Amount] per annum.
 - Syndication Fee: As per the separate Fee Letter.

12. FINANCIAL COVENANTS:

- Minimum Debt Service Coverage Ratio (DSCR): [Ratio]
- Maximum Loan-to-Value (LTV): [Percentage]%
- Minimum Net Worth: \$[Amount]

13. CONDITIONS TO CLOSING: Closing is subject to satisfactory completion of due diligence, including but not limited to: Appraisal, Phase I Environmental Report, Title Insurance, Property Survey, and Final Syndication of the Loan.

14. EXPIRATION: This commitment shall expire if not accepted in writing by [Date] and if the Loan does not close by [Date].

Please indicate your acceptance of these terms by signing below and returning the enclosed copy along with the commitment fee of \$[Amount].

Sincerely,

[Signature]

[Name and Title]

[Administrative Agent Bank Name]

ACCEPTED AND AGREED:

By: _____

Name: [Borrower Authorized Signatory]

Date: _____